

LAND USE AND ZONING COMMITTEE

November 20, 2008

The Land Use and Zoning Committee hereby find and determine that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 7:00 p.m.

The following members were present: Messrs. Bodnar, Hazel, Hullihen, Morse, Terriaco, Urbanski, Welch, Staff: David Radachy

There was one case to discuss.

Concord Township Text Amendment, Amending sections 13.07 and 22.03 allowing residential care facility, nursing home and home for the aging as a conditional use.

Staff stated that the applicant wanted to add residential care facility, nursing home and home for the aging as a conditional use to the Gateway Business District (GB) in section 22.01. The applicant also referenced that they wanted to amend section 13.07 to allow residential care facility, nursing home and home for the aging as a conditional use in the GB, but they do not reference which standards to follow. There are development standards for R-1, R-4, B-1 and B-2.

Staff explained that the Auburn-Crile Road Business Corridor Study 2006 recommended the creation of the Gateway Business District was to capitalize on the economic development potential of Auburn Road Corridor based on location of the Tri-point Hospital and the Auburn Career Center. The uses that are recommended and allowed under GB are oriented to professional office, retail and commercial. Residential care facility, nursing home and home for the aging as a conditional use were recommended not to be permitted.

Concord Township Comprehensive Plan stated that the Township should targeted economic development: The Township should at least maintain the current 8%/92% split between commercial and residential tax base by directing commercial development to areas designated by the Township.

Staff explained that residential care facility, nursing home and home for the aging as a conditional use is allowed in R-1, R-4, B-1 and B-2. Both B-1 and GB allow urgent care centers and/or medical clinics, and medical and dental offices. GB is the only district to allow hospitals. He stated that this is a common use around hospitals. There are many examples around Lake West, Lake East and Euclid Hospital. It was also noted that there is one residential care facility, nursing home and home for the aging as a conditional use in the Gateway Business District (GB). It is currently a legal non-conforming use. It was created when the land was zoned R-1. The land was rezoned from R-1 to BX (2004) and finally to GB (2007).

Staff stated that there were reasons to go against adding this use.

1. The proposed text does not follow the recommendations of the 2006 Auburn-Crile Study.
2. This use is allowed in other districts
3. The use is more residential in nature than commercial.
4. There are no proposed development standards for this conditional use.

Staff stated that the Auburn-Crile Road Business Corridor Study 2006 recommended the creation of the Gateway Business District to capitalize on the economic development potential of Auburn Road Corridor with the hospital and Auburn Career Center as anchors. The uses that are recommended and allowed under GB are oriented to professional office, retail and commercial.

Residential care facility, nursing home and home for the aging as a conditional use in the Gateway Business District (GB) were not recommended.

Staff recommends that the text not be accepted. This use was not recommended by Auburn-Grille Business Corridor Study: 2006 or the 2004 plan. There is not enough evidence to go against either plan. The plans indicate commercial land is a limited resource. This use is more residential in nature than commercial. It does not meet the overall goals of either plan. The use is currently allowed as conditional use in R-1, R-4, B-1 and B-2. There are many areas that this use is allowed.

The committee asked if this use was allowed elsewhere in the township and in the corridor. Staff stated yes. This use was allowed in R-1, R-4, B-1 and B-2. There is land zoned R-1 in the corridor. The only zoning district that was limited on land in the Township was B-1, but there is B-1 land in Grist Mill and next door to Altercare of Mentor.

Mr. Welch made a motion to recommend that Concord Twp. not accept the text change.
Mr. Terriaco seconded the motion.

All voted "Aye".
Motion passed.

Meeting adjourned at 7:10 P.M.